



## Lightning Close, Warton

**Offers Over £215,000**

Ben Rose Estate Agents are delighted to bring to the market this charming three-bedroom semi-detached home, ideally situated on a sought-after residential estate in the picturesque village of Warton, Preston. This well-positioned property offers easy access to major northwest towns and cities, including Lytham St Annes, Freckleton, and Preston, making it an excellent choice for commuters. Families will appreciate the proximity to highly regarded schools, supermarkets, and a range of local amenities, ensuring convenience and a well-rounded lifestyle. Early viewing is strongly advised to avoid missing out on this fantastic opportunity.

Upon entering, the welcoming hallway provides access to all ground-floor rooms and the staircase leading to the upper level. To the left, there is a conveniently located WC and a practical storage cupboard. To the right, the modern kitchen/diner boasts ample wall and base units, an integrated hob, oven, fridge freezer, washer/dryer, and dishwasher, with space available for a small dining table. The rear of the home features a generously sized lounge, bathed in natural light from the front patio doors that open onto the garden. This versatile space offers ample room for a large sofa set and additional furnishings, or alternatively, a dining table if preferred. A large under-stair storage area further enhances the practicality of this room.

The first floor comprises three well-proportioned bedrooms, including two spacious doubles. The master bedroom benefits from a stylish three-piece ensuite shower room. A modern three-piece family bathroom, featuring an over-the-bath shower, serves the remaining bedrooms. A handy storage cupboard is also accessible from the landing, providing additional space.

Externally, the property offers two designated parking spaces, as well as a side area with space for bins and gated access to the rear garden. The front aspect is not overlooked, ensuring a degree of privacy. The rear garden, set on a larger-than-average plot, is predominantly laid to lawn and bordered by tall fencing, with the addition of a substantial shed providing extra storage.

Offered with NO CHAIN, this home comes with a premium purchase package, including an upgraded kitchen and high-quality carpets throughout.





BEN  ROSE

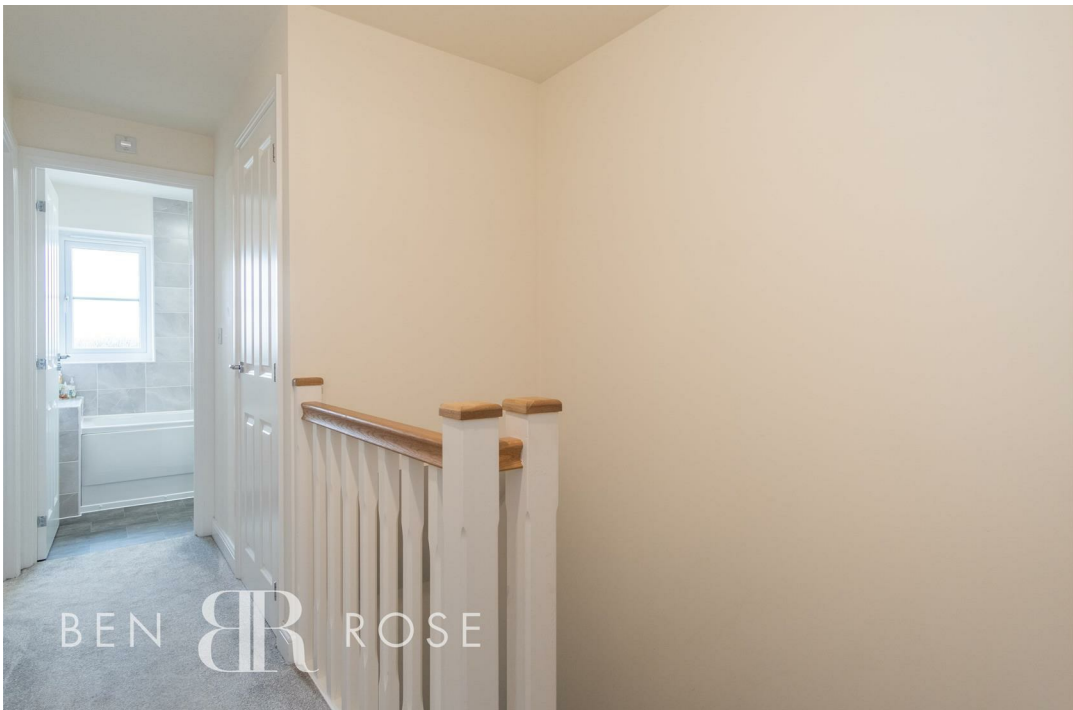


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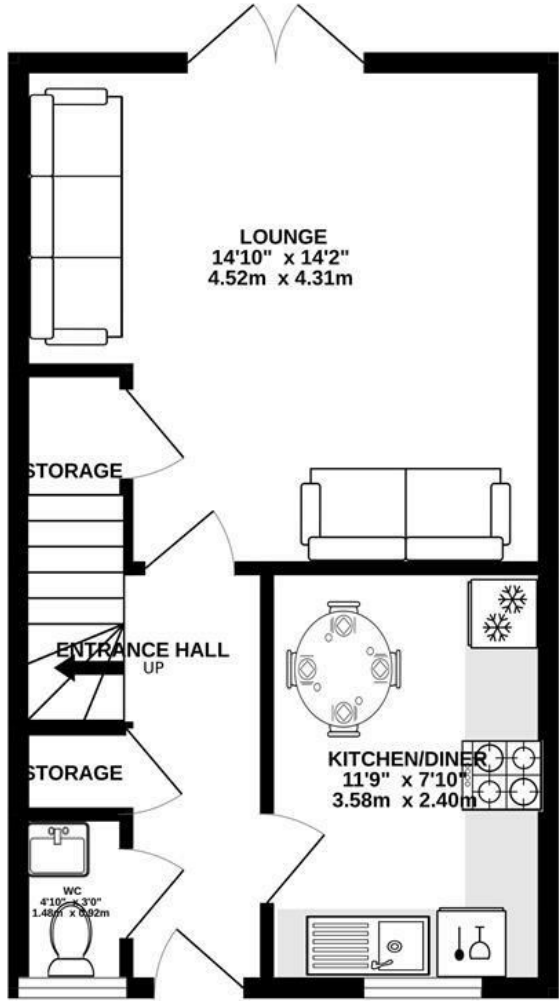




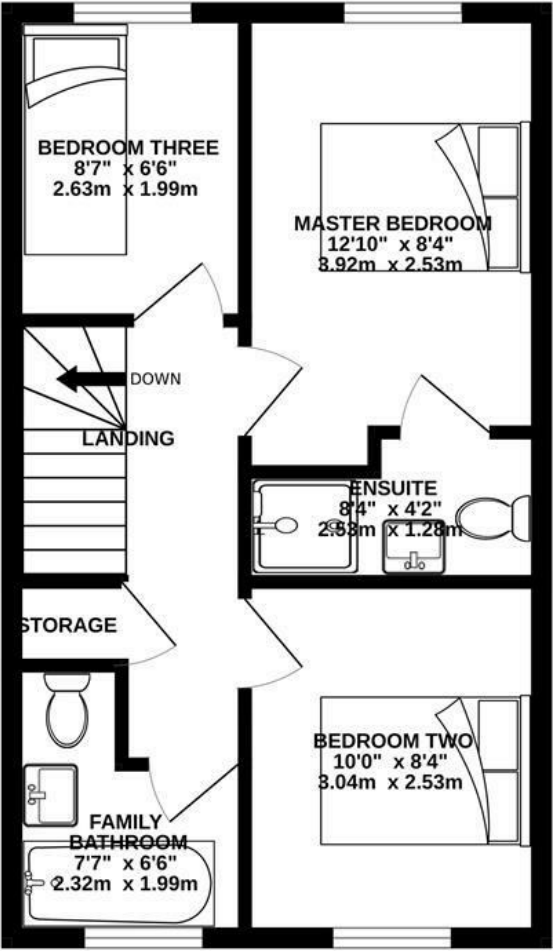


# BEN ROSE

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

